

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



77 Ridgeway Lane, Llandarcy, Neath, Neath Port Talbot. SA10 6FY



*Exclusive*

**£350,000**

## Main Features

- Beautiful Four Bedroomed Property
- Popular Residential Development
- Convenient Location
- Perfect Family Home
- Fantastic Views
- Off Road Parking
- EPC - B
- Master Bedroom With En Suite
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

Located at the end of Ridgeway Lane, Llandarcy, with pedestrian walk way to the front, and mountain views. This four bedroomed, spacious modern build offers the opportunity to purchase an attractive family home. Modern clean and neutral internally, the property has to the ground floor three reception rooms, WC and a modern family kitchen with several access onto a tiered rear garden. First floor offers large master bedroom with views and three double rooms with further family bathroom, also benefitting from off road parking and a garage. Internally the property needs little to no work as its been recently decorated through.

Set on a popular family development, conveniently having easy transport links, easy access to the M4 corridor and close to David Lloyds Gym Harvester, Llandarcy Park and many more.

An early viewing is highly recommended as we expect a lot of interest.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hallway

A welcoming hallway having wooden flooring and radiator.

Doors to;

### W.C.

Comprising of a low level WC and pedestal wash hand basin.

### Study

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

### Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and uPVC French doors to access the rear garden.

### Dining Room

uPVC double glazed window to the front aspect, wooden flooring and radiator.

### Kitchen

A modern family kitchen appointed with a range of matching wall and base units with wooden work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated dishwasher, integrated oven, electric hob with fan over, space for a fridge freezer, tiled flooring and a wall mounted boiler serving domestic hot water and gas central heating. Access to the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window, carpeted flooring, radiator and access to the loft above.

Doors to;

### Master Bedroom

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

Door to;

### **En Suite**

Comprising of a low level WC, shower cubicle and pedestal wash hand basin. uPVC double glazed window, tiled flooring, tiled splash back and radiator.

### **Bedroom Two**

uPVC double glazed window, carpeted flooring and radiator.

### **Bedroom Three**

uPVC double glazed window, carpeted flooring and radiator.

### **Bedroom Four**

uPVC double glazed window, carpeted flooring and radiator.

### **Bathroom**

A family bathroom comprising of a low level WC, panelled bath and pedestal wash hand basin. uPVC double glazed window, tiled flooring, part tiled walls and radiator.

### **EXTERNALLY**

#### **Garage**

Up and over door.

### **Gardens**

A secure laid to lawn rear garden boasting mountain views.

### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **Please Note:**

There is a service charge on this property for £192.12 per annum.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** E

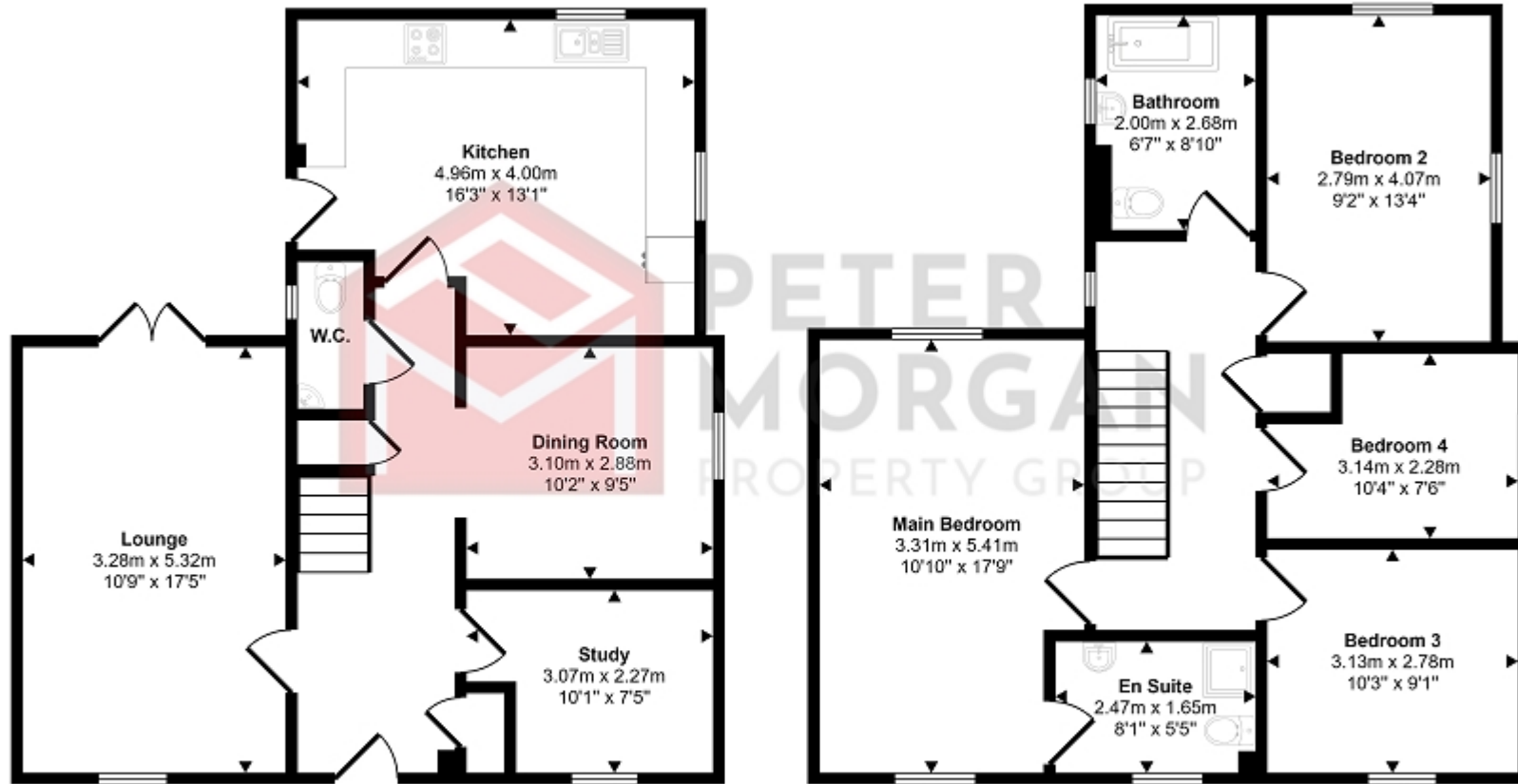
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold






Approx Gross Internal Area  
133 sq m / 1434 sq ft



Ground Floor  
Approx 66 sq m / 713 sq ft

First Floor  
Approx 67 sq m / 720 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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